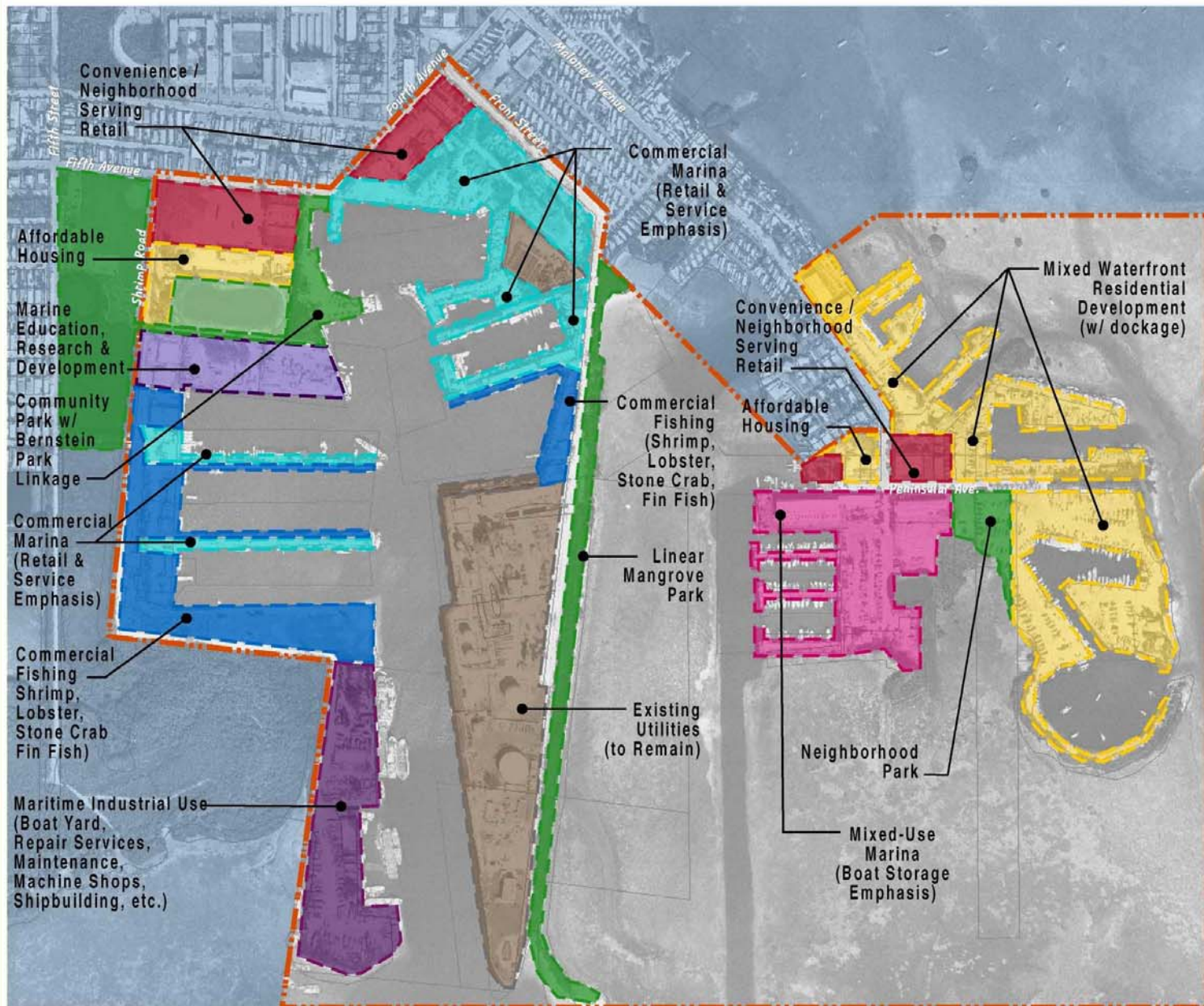


## **Alternative C-2: Balanced Mix of Uses (Commercial/Residential)**

### **Overview**

- More balanced approach to managing land uses in the harbor area than concepts A and B.
- Commercial fishing and waterfront industrial uses are shown relocated and consolidated in the west and south areas of Safe Harbor.
- North and east sides of the Harbor transition to commercial marina and complementary functions.
- Peninsular area transitions to residential-oriented waterfront development, consistent with predominant character of the surrounding area.

# Alternative C-2: Land Use Pattern

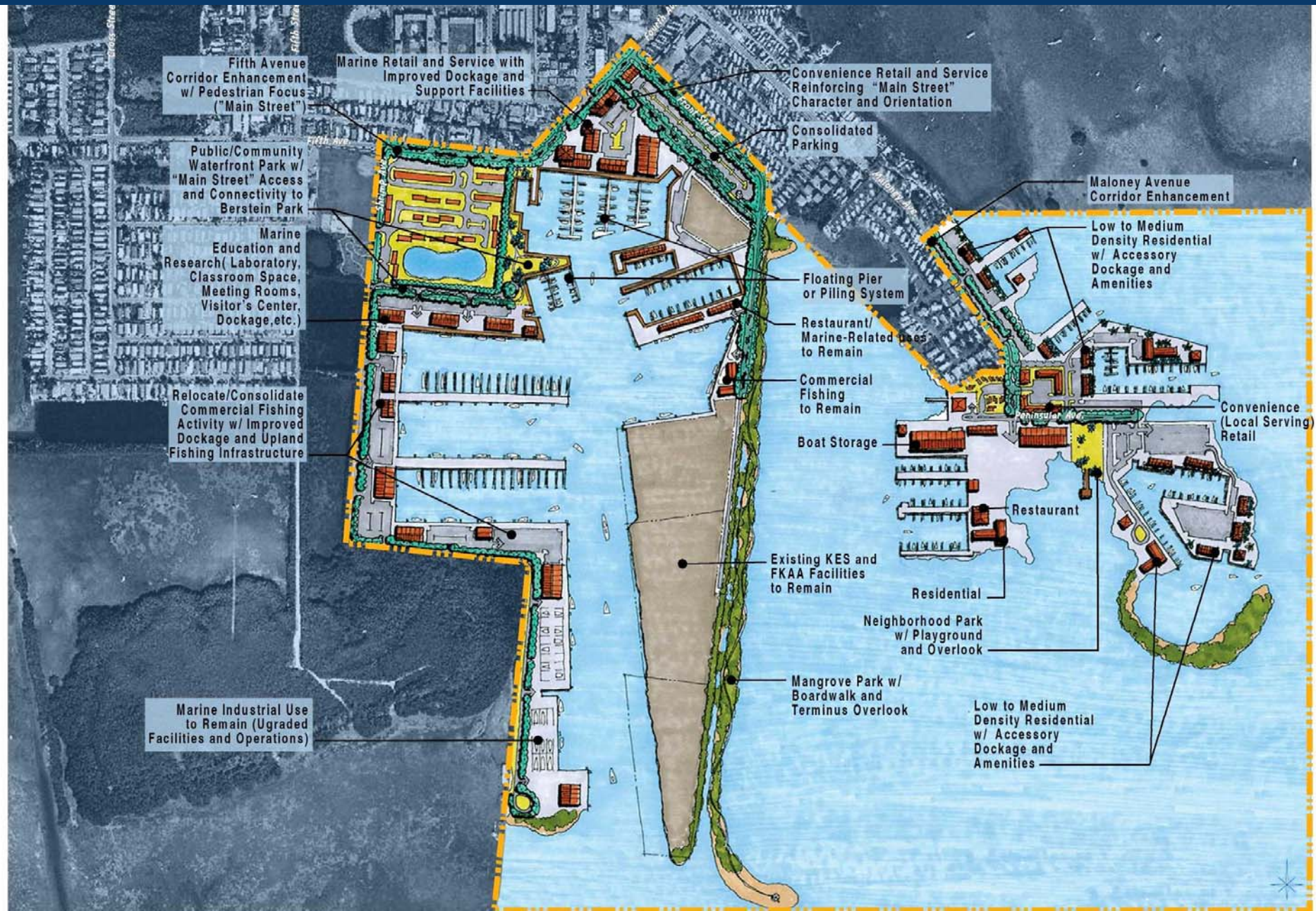


# Alternative C-2: Land Use Distribution

<b>Concept C-2: Balanced (Mix of Uses) Alternative</b>						
<b>Land Use</b>					<b>Acreage</b>	<b>%</b>
<b>Water-dependent uses</b>						
Maritime Commercial (recreational/leisure/mixed use marina)						
Recreational/Commercial Marina					15.13	12.8%
Mixed-Use Marina					9.95	8.4%
Maritime Industrial (boat repair yard, ship building etc.)					10.90	9.2%
Commercial Fishing (seafood wholesale/retail/processing, dockage,					11.75	9.9%
Marine Research, Education, Biomedical Research & Development					5.94	5.0%
<b>Subtotal</b>					<b>53.67</b>	<b>45.4%</b>
<b>Non water-dependent uses</b>						
Residential					26.73	22.6%
Commercial (retail, office, etc.)					6.68	5.7%
Public Utility					23.83	20.2%
Park / Open Space						
Private					1.84	1.6%
Public					5.44	4.6%
<b>Subtotal</b>					<b>64.52</b>	<b>54.6%</b>
<b>Total Acreage of Land Uses</b>					<b>118.19</b>	<b>100.0%</b>



# Alternative C-2: Development & Design Concept





## **Alternative C-2: Balanced Mix of Uses (Commercial/Residential)**

### **Implications**

- Similar to Alternative C-1 in that:
  - Creates “village center” street front along Fifth Avenue.
  - Diversifies economy with marine-related Research & Development (R & D) or marine education component.
  - Creates opportunities for public access to the water and open space linkages to Bernstein Park.

### **Implementation**

- Similar to Alternative B, along with complementary actions to assist the coordination of the working waterfront facility and operation improvements.
- Open space linkages will likely require public land acquisition.